

## Performance Scoring and Related Acreage Strategies

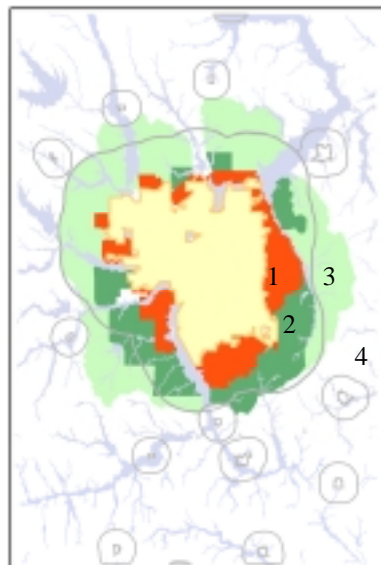


Any Strategy for Acreages involves  
Multiple Planning Jurisdictions

**City of Lincoln  
w/3 mile ETJ**

**Lincoln & Lancaster  
County share Tiers 2 & 3**

**12 towns w/1 mile  
ETJ**

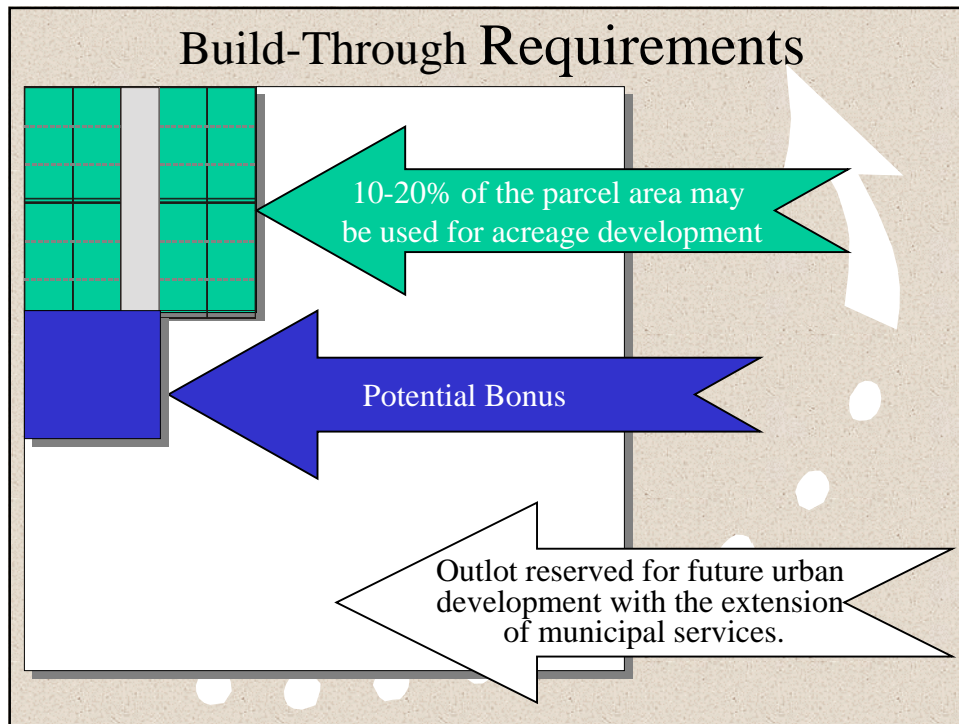


## Key Comp. Plan Policies

- 6% acreage share of housing (100 units/yr)
- 32 units/square mile in AG areas (1 lot / 20 acres)
- No new acreages in Tier 1
- “Build-through” standards for Tiers 2 & 3
- “Performance standard point system” to guide acreage decisions
- New acreages near paved roads and clustered together
- Consider impact fees for new acreages
- Consider new tools:
  - bonus for resource preservation
  - Two 3s per 40 acres

## Build Through Site Analysis Acreages

- 10 to 20% of site is subdivided into 1-3 acre lots, balance is an outlot
- Each acreage lot is set up for at least 3 future building sites (“ghost plat”)
- Design standards/improvements are more convertible to city standards
- Outlot and acreages have master plan for public improvements - drainage, sewer, water and major roads with easements dedicated as needed.
- Development agreements and deed restrictions to “not protest”:
  - future annexation
  - future subdivision of outlot
  - future subdivision of acreage lots
  - assessment districts to pay for future improvements
- Possible agreement for future outlot to help fund improvements in the acreage area at time of annexation



### Supply of Land for Acreages

	# acres	# of lots
Undeveloped /zoned AGR	<b>3,081.8</b>	<b>770+</b>
Shown in plan for AGR	<b>15,620.0</b>	<b>3,905</b>

145 year supply @ 27 units/year

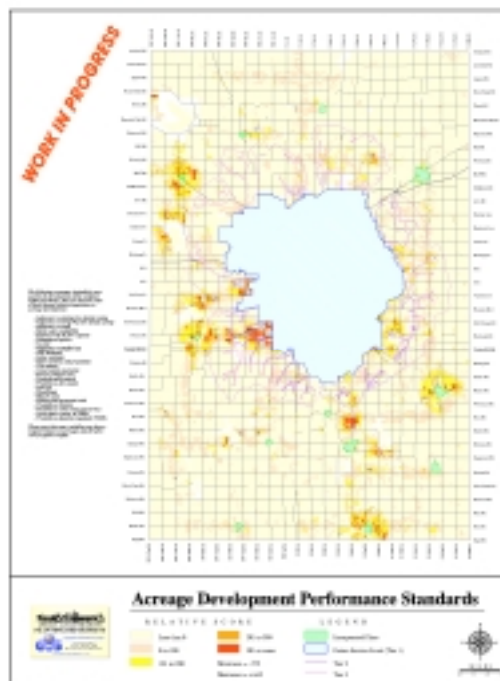
Plus building permits on:

20 acre lots	(47 / year)
AG/cluster lots	(26 / year)
(73 / year)	

## “Initial Suitability” Criteria

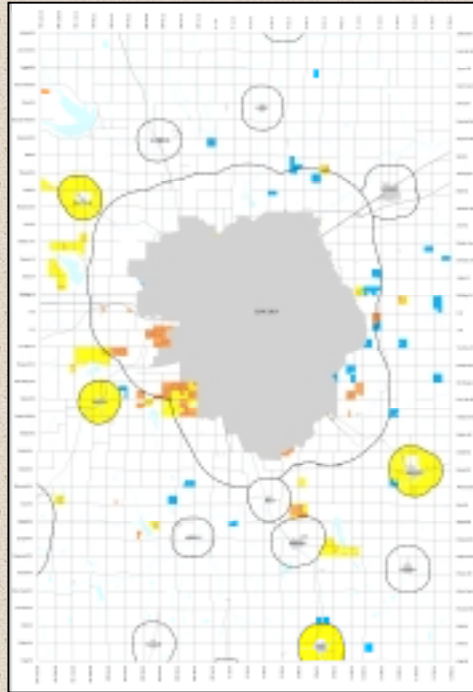
1. Roads
2. Water
3. Existing Development pattern
4. Schools
5. Soils
6. Flood plain
7. Environment
8. State or Fed endangered species
9. Green space/park
10. Historic Site/Trail
11. Known pollution site
12. Feedlot/Livestock
13. Pipeline withing 300'
14. Proximity to towns or service
15. Conformance with other adopted plans
16. Proximity to fire station
17. Proximity to AGR zoned or shown
18. Proximity to areas shown in the Plan for acreages

## Classifications based on “Initial Suitability” Criteria





## Land Zoned and Shown for Acreages



## Performance-based system should focus on:

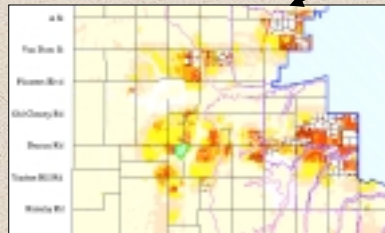
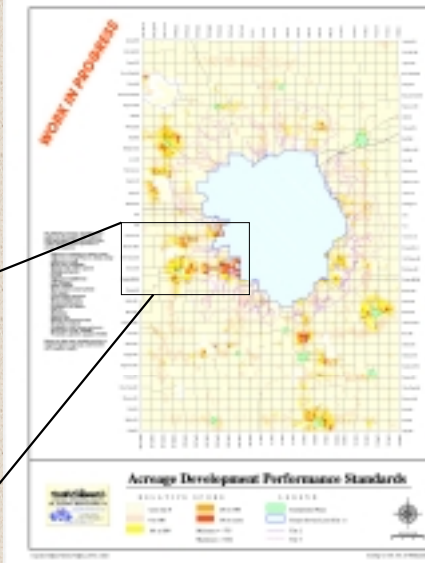
- Identifying a very limited number of additional parcels for AGR
- Appropriate rewards for AG/clusters that:
  - develop on land that minimizes County costs
  - conserve significant natural resources

Proposed policy:						
	Farmstead Split	20 acre lots	AGR	160 acre AG/cluster w/outlot	160 acre AG/cluster w/conservn easement	2 lots on 40 acres
Tier 1 (City)	YES	YES	NO	NO	NO	NO
Tier 2 & 3 (City & County)	YES	YES	Yes, but very limited	Yes: <a href="#">Individual sewer</a> 20% of parcel, 9 3 acre lots* <a href="#">Community system</a> 10% of parcel, 13 1 acre lots	Yes: 25% of parcel; up to 11-3acre lots  15% of parcel; up to 20-1 acre lots	Yes: 2 lots  With build through
Tier 4 (County)	YES	YES	Yes, but very limited	Yes: 8-14 lots*	Yes: 9-14 lots*	Yes: 2 lots

**\*Lot yield is a function of**

- A: “Initial Suitability” performance score
- +B: “Conservation” bonus
- +C: “Resource Value” bonus

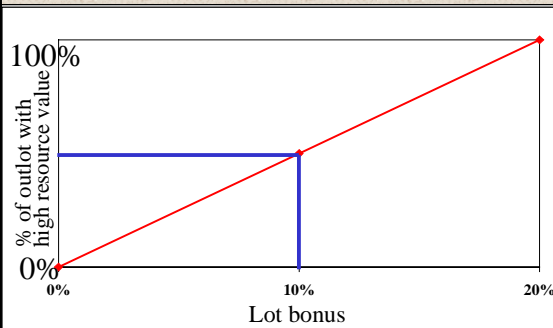
> 300 points: AGR  
100 - 300 points: 0 - 20%  
bonus lots in AG/cluster



0 - 20% based on percent of outlot conserved by easement



**“Resource value\*” bonus:** 0 - 20 percent bonus based on percent of conserved outlot with high resource value.\*



**\*High Resource Value includes:**

Saline wetlands, native prairie and/or other environment with threatened/endangered species, including their supportive buffer areas; or prime ag land, other wetlands, floodplains beyond minimum corridor, and/or significant tree masses.

## Add a new tool in Tier 4

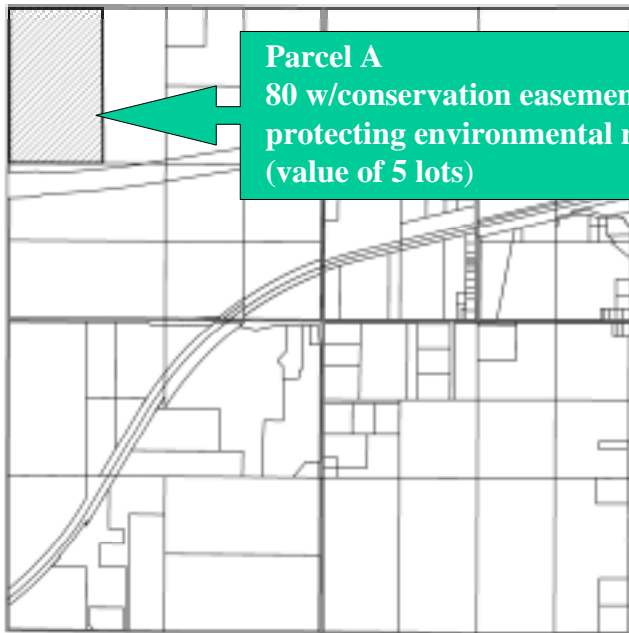
- Create new option for AG/clusters, allowing subdividers to increase lot yield by dedicating conservation easement on “off-site” land with high resource value and using land as part of “outlot” in calculating lot yield for AG/clusters. “Off site” can be contiguous or non-contiguous within 2-3 miles of development site.
  - New way to protect significant resources without public cost
  - New way to compensate farmers who don’t want to develop or sell off their land



## Transfer of Development Rights

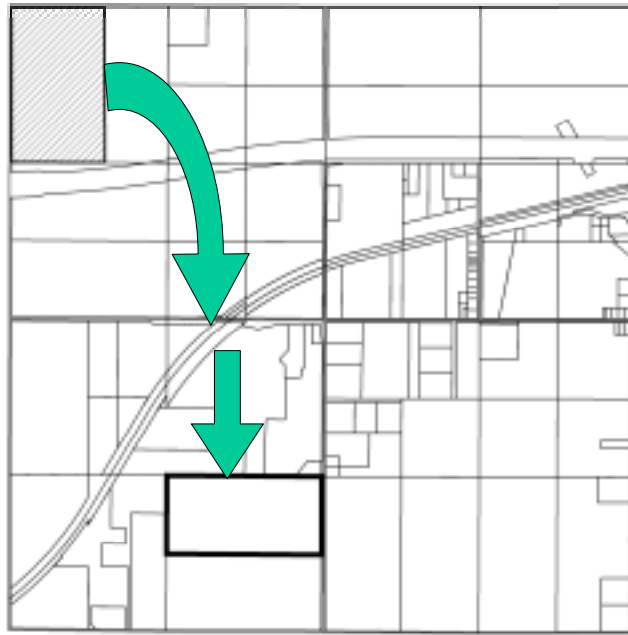


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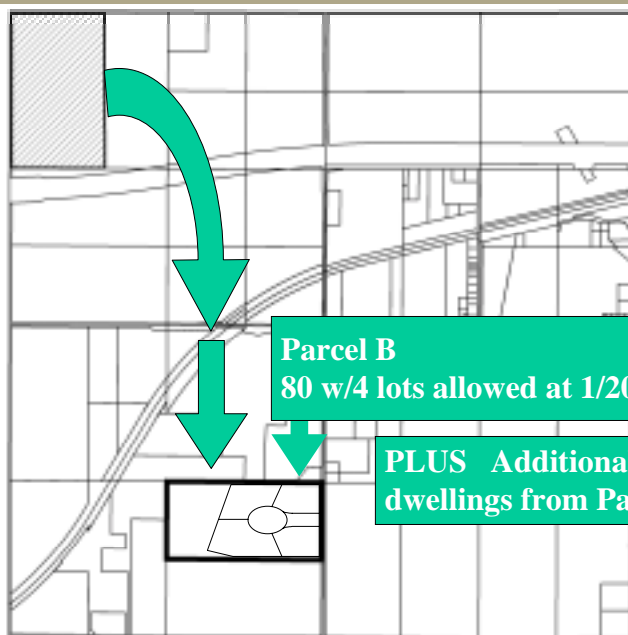


Parcel A  
80 w/conservation easement  
protecting environmental resources  
(value of 5 lots)

## Transfer of Development Rights



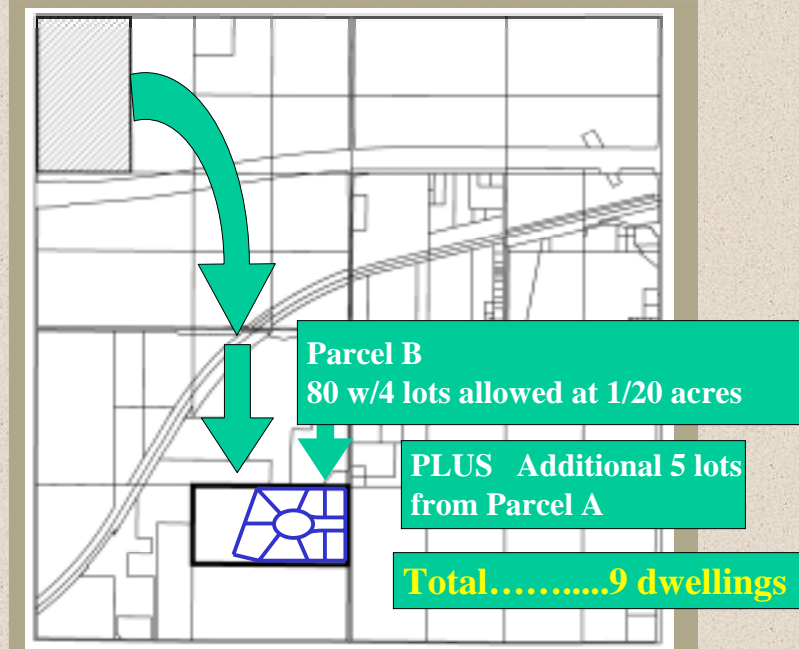
## Transfer of Development Rights



Parcel B  
80 w/4 lots allowed at 1/20 acres

PLUS Additional 5  
dwellings from Parcel A

## Transfer of Development Rights



## Impact Fees?

- “Cost of Rural Services” study confirms that County road services are heavily supported by City taxpayers (\$6.6 million/year)
- Road impact fee would:
  - Narrow the cost difference between Lincoln and County housing (Lincoln charges impact fees, plus higher taxes), which will encourage more high-end housing in Lincoln, where they will pay City as well as County taxes.
  - If fee is limited to lots on unpaved roads, will encourage more development of lots on paved roads
  - Reduce County tax funds allocated for roads, which reduces the burden on all taxpayers
- Road impact fee of up to \$7,000 could be justified, per study
- If ordinance is upheld, recommend that City / County pursue next stage of justifying studies.

